

Edwin C. Manning House (Florida House)
200 East Capitol Street, N.E.
Washington
District of Columbia

HABS No. DC-330

HABS
DC,
WASH,
483-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey
National Park Service
Department of the Interior
Washington, D.C. 20240

HABE
DC,
WASH,
483 -

HISTORIC AMERICAN BUILDINGS SURVEY

EDWIN C. MANNING HOUSE

HABS No. DC-330

- Location: 200 East Capitol Street, northeast corner of East Capitol and Second Streets, N.E., District of Columbia. The address was also given as 1 Second Street, N.E.
- Present Owner: Florida House, Washington, D.C., Inc.
- Present Use: At the time of this recording, the house is vacant. The Florida State Society plans to restore the house for use as headquarters.
- Significance: With its patterned brick, projecting bays, raised basement, and stained-glass transoms, this house is typical of the brick row houses that were being built extensively on Capitol Hill--the residential area east of the U.S. Capitol--in the late 19th century. Its corner location and large window openings make it a particularly interesting example of its type.

PART I. HISTORICAL INFORMATION

A. Physical History:

1. Date of erection: The building permit for the house was issued on September 24, 1891. (See field records for copy of the original).
2. Builder or contractor: No architect's name is listed on the building permit. The builder was C. C. Meads.
3. Original and subsequent owners: Legal description of property on which building stands: Lot 38 in Manning's subdivision of original Lot 6 in Square 759 as recorded in Plat Record Book 20, page 67.

The following is an incomplete chain of title to the property on which the building stands:

- 1890 Deed October 27, 1890, recorded February 11, 1891 in Liber 1561, folio 145.
Aaron H. and Harriet S. Byington of Norwalk, Connecticut
To
Edwin C. Manning
For a consideration of \$15,000. Property conveyed included all of original Lot 6.
- 1893 Because of legal complications, a deed virtually identical to the one above was recorded on February 23, 1893, Liber 1779 folio 167.

- 1894 Deed recorded July 18, 1894 in Liber 1929, folio 388.
Edwin C. Manning et ux
To
Benjamin O. Honors et ux of Swampscott, Massachusetts
For subplots 37, 38, and 39 of original Lot 6.
Lot 38 subject to deed of trust to secure loan of \$5,000.
- 1899 Deed September 14, 1899.
Benjamin Honors
To
William H. Michael
- 1902 Deed of Trust May 2, 1902
William H. Michael
To
Richard Tyler
- 1905 Release, dated August 29, 1905, recorded in Liber 2941,
folio 89.
Henry H. Bergmann, et al. (Secretary of the American Fire
Assurance Company)
To
Georgia Drum
- 1907 Deed of Trust dated June 5, 1907, recorded in Liber 3083,
folio 153.
William H. Michael et ux
To
Richard Pairo et al. (lawyers)
- 1908 Deed of Trust dated April 15, 1908, recorded in Liber 3143,
folio 199.
Alexander Wolfe, et al., (lawyer)
- 1908 Release dated June 9, 1908, recorded in Liber 3167,
folio 56.
Alexander Wolfe et al. (trustees)
To
William H. Michael
- 1908 Deed of Trust dated June 15, 1908, recorded in Liber 3147,
folio 158.
William H. Michael
To
Richard E. Pairo et al. (lawyer)
- 1908 Release dated June 15, 1908, recorded in Liber 3147,
folio 162.
Richard E. Pairo
To
William H. Michael

- 1909 Deed of Trust, dated July 2, 1909, recorded in Liber 3256,
folio 7.
William H. Michael
To
Charles C. Waters
- 1909 Release dated July 2, 1909, recorded in Liber 3257,
folio 43.
Richard E. Pairo, et al.
To
William H. Michael
- 1916 Deed of Trust, dated October 19, 1916, recorded in
Liber 3923, folio 313.
William H. Michael et ux
To
Benjamin & Emmerich (trustees, German-American Fire
Assurance Co.)
- 1917 Deed of Trust, dated March 7, 1917, recorded in Liber 3950,
folio 375.
William H. Michael et ux
To
Kincheloe & Cain (trustees)
- 1935 Deed dated October 7, 1935, recorded in Liber 6930,
folio 479.
Myron M. Michael et ux
To
Nannie E. Michael (wife of William H. Michael)
- 1939 Deed date March 31, 1939, recorded in Liber 7331, folio 206.
Nannie E. Michael
To
Robert Reynolds
- Th exact chain of title in the early 20th century is not yet
clear.
- 1943 Deed January 18, 1843 in Liber 7826, folio 259.
American Security and Trust
To
Robert R. Reynolds, et ux
- 1950 Deed November 27, 1950, in Liber 9352, folio 464.
Robert R. Reynolds
To
Frances Reynolds Oertling

1972 Deed March 2, 1972, in Liber 13320, folio 064.
Frances Reynolds Oertling et vir

To
Lucia Gomez, et al. (tenants in Common)

1972 Deed April 18, 1972, in Liber 13336, folio 365.
Lucia Gomez, et al.

To
Florida House, Washington, D.C., Inc.

4. Original plan and construction: The building permit gives the following information about the original plans of the house. The house was built on solid land, and was 18'-6" wide and 47' long. It was two stories in height with a basement and stood 30' from the sidewalk to the highest point of the roof. The foundation and walls were of brick and were 13" thick in the basement and 13" and 9" at the first and second floors. The party wall was 13" thick in the basement and 9" at the first and second floors. The roof was flat, with a tin covering and was reached by a scuttle. The three bay windows were a full 30' in height, 12' wide, and projected 5' from the main walls. Since the bay windows and the steps were to project beyond the building line, a special permit had to be obtained. A plan showing the exterior dimensions of the house is on file with the application for this permit. The estimated total cost of the house was \$5,300.
5. Alterations and additions: In 1894, Edwin Manning obtained a permit to add a 4' x 13' tin-roofed frame bathroom to the rear of the house. (See field records for copy of original building permit)

On May 15, 1902, William Michael received permission to replace a brick area wall. (See field records for a copy of the original building permit)

About 1924 the house was apparently divided into apartments. The Washington Directory for that year indicated that there were seven people living at the address; however, subsequent listings usually show four or five apartments. The house apparently again became a single-family dwelling from 1948 through 1956, but the 1962 directory listing shows five apartments.

B. Historical Persons and Events Associated with the Structure:

Polk's Directories for Washington, D.C. give the following tenant information:

1895 through 1896 Edwin C. Manning, variously listed as Civil engineer, contractor, and inspector. In 1895 and 1896, his brother, Ernest F. also resided at the same address.

- 1899 through 1934 William H. Michaels, variously a grocer, feed store owner, salesman, and real estate dealer.
- 1839 Edward Tadlock and wife, Clerk
Arthur Cotner (Martha), Laborer, Navy Yard
Harry F. Calloway (Jewell)
Henry Mills (Mary)
James A. George, Carpenter, Library of Congress
- 1940 Maxwell D. Niel (Blanche), Laborer, U.S. Capitol
Campfire Girls, Inc., "Kawadici-Wohelo" District of Columbia Office
- 1941 Maxwell D. Niel
Robert R. Reynolds, Jr. (Mary M.), Special Attorney,
Department of Justice, Apartment 1
Anne B. Mitchell, with Government Accounting Office,
Apartment 5
James A. George, Stationary Engineer, Library of Congress,
Apartment 4
- 1942 Mrs. Lucy K. Delay, Clerk, Census Bureau, Apartment 2
Grothann H. Oertling, Statistician, Apartment 6
Goldie Pace, Clerk, Treasury Department, Apartment 4
Robert R. Reynolds, Jr., Apartment 1
- 1943 The listing for this year is somewhat confusing. Robert R. Reynolds, Jr., is listed as the householder, but there appear to be no tenants.
- 1948 John R. McDowell (Virginia C.), Member of Congress
- 1954 and 1956 John C. Wallace, Jr. (Mary E.), Supervisor, Capitol Transit Company
- 1962 Charles W. Williford, Clerk, FBI, Apartment 1
Robert W. Butler, Carpenter, Apartment 2
Apartments 3 and 4, vacant
Mrs. Augusta Tremont, Nurse, Apartment 5
- 1964 through 1969 Windred E. Dobyys (Mary V.), REA Express
Mrs. Dobyys kept furnished rooms.
- 1972 The house is presently vacant and has been for several years.

The above listing illustrates the rather fluctuating history of the Manning house. It began as a one-family dwelling, added a basement store, and was later divided into apartments. It apparently regained its status as a single-family dwelling for a short time, again became apartments and finally was a rooming house at the time it was vacated.

The house was purchased in 1939 by Robert Rice Reynolds, (1884-1963) U.S. Senator from North Carolina. Although Reynolds himself apparently never lived in the house, his son Robert R. Reynolds, Jr., is listed in the Washington Directory as resident in the house in 1941-42 and his son-in-law, Grothann Oertling, in 1942.

Reynolds, a Democrat, was first elected to the Senate in 1932 to fill an unexpired term and continued to serve for two more full terms. As an isolationist prior to 1941, he counseled against American involvement in European War. He favored a very restrictive immigration policy and introduced numerous bills to provide for the registration and fingerprinting of aliens. With others who shared his chauvinistic views, he founded the American Nationalist Party in 1938. He served as editor of the American Vindicator, the party newspaper, which he published at 1 Second Street, NE from April 1940 until December 1942. Ironically, Reynolds served as Chairman of the Military Affairs Committee of the Senate from 1941-44. In 1945 he retired from politics to practice law in Washington, D.C.

In 1948, the house was leased by John R. McDowell, (1902-1957) a member of the House of Representatives from Pennsylvania. McDowell became the president of the Wilkesburg (Pa.) Gazette Publishing Company before being elected as a Republican to the 76th Congress in 1939-41. He was elected again to the 80th Congress, serving from 1947-1949. During at least part of this latter term, he resided in this house. After being defeated for reelection, McDowell returned to his publishing business in Wilkesburg.

C. Sources of Information:

1. Original and unpublished sources:

District of Columbia Deed Books, Recorder of Deeds, 6th and D Streets, N.W., Washington, D.C.

District of Columbia Office of Licenses and Permits, Room LL-11
614 H Street, N.W., Washington, D.C.

2. Published sources:

The American Vindicator (Washington, D.C.), April 1940, through December 1942. (Copies available in the Library of Congress.)

Polk's Washington Directory (189 through 1969) (Copies in the Washingtonian Room, Central Library, District of Columbia Public Library.)

"Robert Rice Reynolds." National Cyclopedia of American Biography, Vol. 50. New York: James T. White & Co., 1968.

"Robert Rice Reynolds." Biographical Directory of the American Congress, 1774-1961. Washington, D.C.: U.S. Government Printing Office, 1961.

D. Project Information:

This information was researched by Ursula Theobald, and collated and edited for transmittal to the Library of Congress by Eleni Silverman, Historian, HABS in May of 1984.